



Hamlet Road, SE19 | Offers In Excess Of £450,000

020 8702 9333

crystalpalace@pedderproperty.com

pedder
We live local



In General

- Top floor conversion
- Split-level
- Two bedrooms
- Separate office
- Ample storage in eaves
- No onward chain
- Close to the station and park
- A share of the freehold

In Detail

A beautifully presented two double bedroom, split-level apartment occupying the top floor of an attractive property on Hamlet Road, a highly regarded residential street just moments from Crystal Palace station and the heart of the area.

Extending to approximately 841 sq ft / 78.1 sq m, the property has been finished to a high standard throughout, combining generous proportions with a bright, contemporary interior and an excellent sense of space. Arranged across two levels, the accommodation is ideal for those seeking something a bit different, with natural light filtering through the property and engineered solid wood flooring providing a warm and premium finish.

At the heart of the home is an impressive reception space extending to approximately 30ft, incorporating clearly defined areas for relaxing, dining and entertaining. The kitchen is thoughtfully integrated into the room, creating a sociable and open-plan arrangement.

There are two well proportioned double bedrooms, complemented by a smart modern bathroom with a shower above the bath. A particularly useful addition is the separate office, providing a dedicated and peaceful space for home working without compromising either of the bedrooms. Generous storage within the eaves makes excellent use of the top floor position and helps maintain the clean, uncluttered feel of the accommodation.

The split-level arrangement gives the apartment a sense of individuality and separation rarely found in more conventional flats, while its elevated position enhances the feeling of light and privacy throughout.

Hamlet Road is a popular residential address ideally positioned for enjoying everything Crystal Palace has to offer. Crystal Palace station is within easy reach, providing convenient connections towards central and East London, while the independent shops, cafés, restaurants and bars of the Triangle are close at hand.

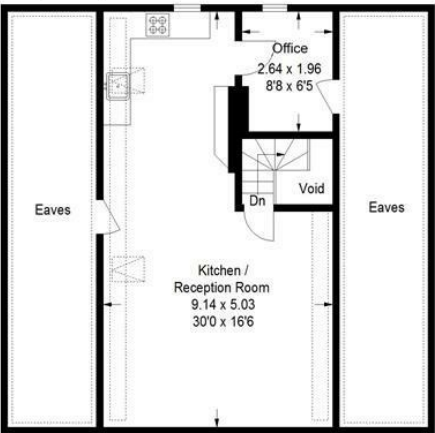
No onward chain.
EPC: D | Council Tax Band: B | Lease: 989 Years remaining | SC: £1,250pa BI inc.



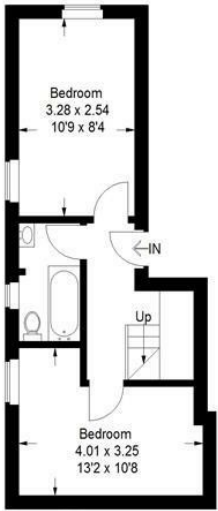
Floorplan

Hamlet Road, SE19

Approximate Gross Internal Area
(Excluding Eaves / Void)
78.1 sq m / 841 sq ft



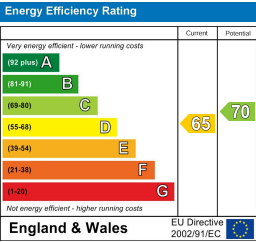
Third Floor



Second Floor

= Reduced headroom below 1.5 m / 5'0"

Copyright www.pedderproperty.com © 2024
These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.